



SALE PRICE: \$900,000 | 43,560 SF OF LAND

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	264	11,997	62,346
Avg. Household Income	\$124,433	\$111,421	\$109,326

- Ideally suited for major retail, office, recreational, hotel, restaurant, and residential use
- Located in a major tourism district drawing over 14 million visitors annually from as far as 250 miles away
- Great locations across I-70 from Kansas Speedway, Cabela's, Great Wolf Lodge, Nebraska Furniture Mart, The Legends Kansas City Outlets, K.C. Monarchs' Baseball Stadium, Plaza at the Speedway, and K.C. Sporting Park



CLICK HERE TO VIEW MORE LISTING INFORMATION

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Exclusive Agents

AREA VISITATION



KC Chiefs Stadium: The Kansas City Chiefs are moving to a new, \$3 billion-\$4 billion, state-of-the-art domed stadium in Wyandotte County, Kansas, expected to open for the 2031 NFL season. The new facility, part of a major development near The Legends, will feature a translucent roof, a capacity of at least 65,000, and enhanced, modern amenities, marking a shift from the historic Arrowhead Stadium. While the new stadium is in the planning stages, it is expected to offer a modern, and more accessible experience for fans compared to the current, older, and more traditional stadium.



Sporting Park: The Sporting Kansas City soccer team opened its brand new, state-of-the-art 342,000 square foot Sporting Park on June 9, 2011. The \$200 million venue is one of the best soccer stadiums of its size in the world. Sporting Park, the first major league professional sports stadium in the state of Kansas, is part of a development plan that also includes a nearby tournament-quality athletics complex with 18-24 fields and associated amenities to host national, regional and local youth and adult soccer tournaments, camps, leagues, practices and games.



The Kansas Speedway: The Midwest's premier auto sports venue, and features NASCAR, IRL & Craftsman Truck events. The Speedway seats 82,000 and has infield space for 750 motor coaches. International Speedway also has committed to asking NASCAR for a 2nd Sprint Cup Series race at Kansas Speedway and to build a new road course.



Hollywood Casino at Kansas Speedway: The first phase opened in early 2012 and features a 100,000 SF casino floor, a lounge, and several dining and entertainment concepts. A later phase is planned to include a hotel, more gambling space, a spa, a convention center, and an entertainment retail district.



Destination KCK (Mattel Adventure Park): Destination KCK is an all-new, 180-acre entertainment development in Kansas: unique, fully themed lakeside resort that contains a mix of hospitality, retail, and leisure activities. The Mattel Adventure Park will be an entertainment destination that brings together iconic Mattel franchises, immersing guests in rides and attractions designed to thrill, excite, and create epic memories.



KC Monarchs: The Kansas City Monarchs are a professional baseball team based in Kansas City, Kansas. Formerly known as the Kansas City T-Bones, they are members of the American Association of Professional Baseball; which, in 2020, became designated as a Major League Baseball partner league. Legends Field located in Village West is the home of the Kansas City Monarchs Baseball Club, which attracts many events and family activities.



American Royal Association: The new \$350 million dollar development of 127 Acres will span more than 390,000 square feet. The facility will include three arenas, a state-of-the-art learning and engagement center and 100 acres of space for livestock shows. The Unified Government officials believe the new facility will account for an estimated 4,900 new jobs, draw 2 million visitors a year and provide \$526 million in economic growth over a 20-year period. The Complex will be the new home of the American Royal BBQ Competition which is held annually in October and brings around 50,000 attendees.



Compass Minerals National Performance Center: The training home for Sporting Kansas City and the United States Soccer Federation. The 50 acre complex is located south-east of 98th Street and Parallel Parkway. The facility includes 5 state-of-the-art soccer fields and the world's first "SuperPitch." Three side-by-side-by-side full-size soccer fields. Two of the full-size, synthetic turf fields feature LED sports lighting and surround a two-story "Coaching Pavilion" containing classrooms, camera positions and an observation deck. The facility also includes a sport performance lab and gymnasium, a U.S. Soccer coaching education center, and event spaces.



Homefield: An \$838 million youth sports facility consisting of eight baseball fields, along with a \$60 million indoor multi-sport facility featuring volleyball and basketball courts, parent lounges, and more. Additionally, plans include a Margaritaville-themed hotel, immersive art museum, multisport arena, and BigShots Golf facility, all aimed at enhancing the family sports tournament experience.



Great Wolf Lodge: A full-service, year-round family destination resort featuring: 281 family sized suites, a 49,000 square-foot indoor entertainment area including a water park, themed, family restaurant, spa, arcade, meeting / conference space, confectionery café, fitness center and gift shop.



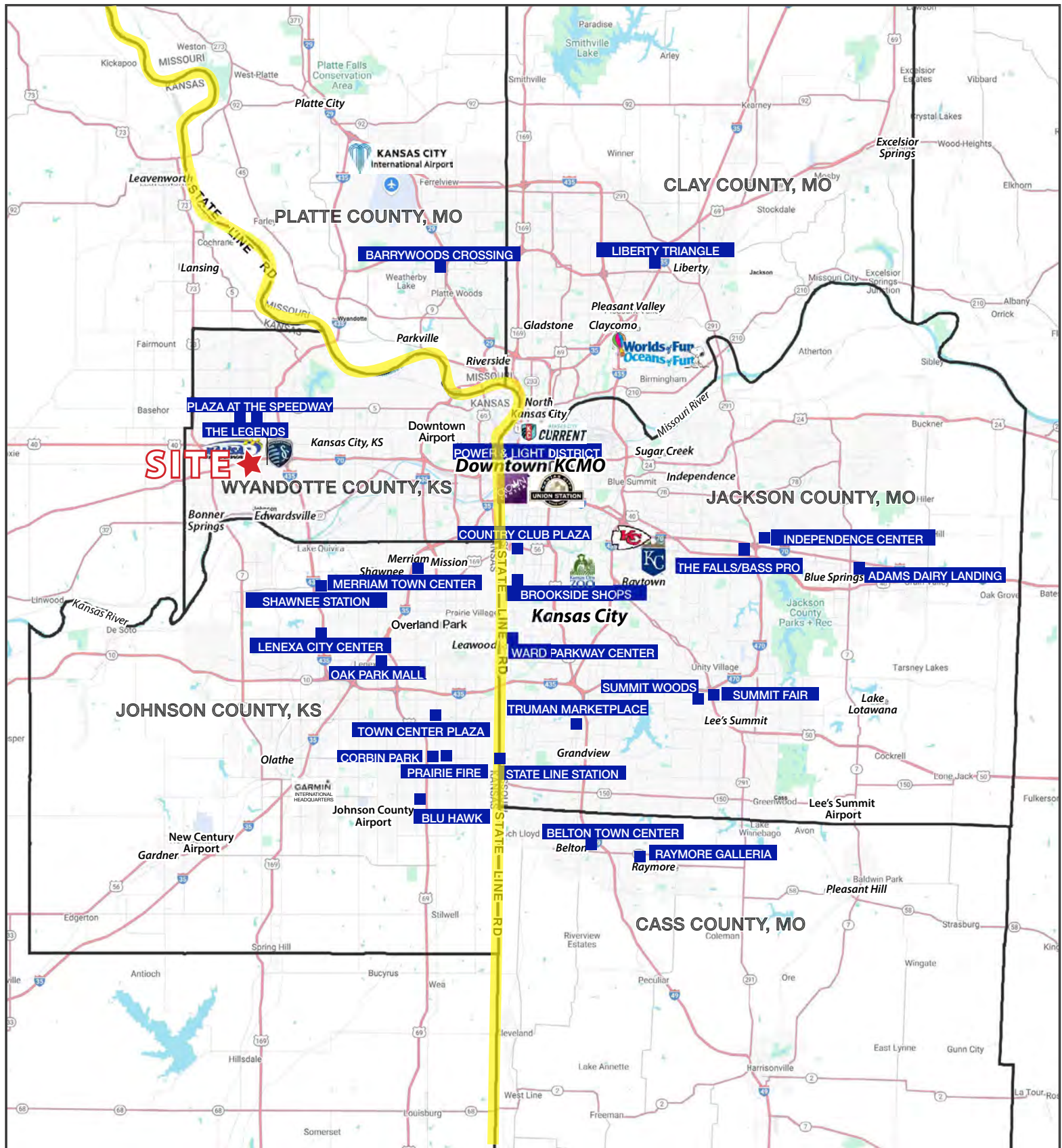
Cabela's: Featuring museum-quality wildlife displays and large aquariums, Cabela's destination retail stores reinforce an outdoor lifestyle image and provide exciting tourist and entertainment shopping experiences for the entire family. The 188,000 sf Kansas City store had over 4 million visitors in one year.

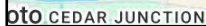


Nebraska Furniture Mart: A true success, Nebraska Furniture Mart is America's largest home furnishings store and occupies more than one million square feet of space.



Dairy Farmers of America: The Kansas City area's largest private company, is headquartered in the Village East area located at the southeast quadrant of I-435 & Parallel Parkway. The three-story 110,000 square foot building brings 325 employees to the area.







SPEEDWAY DEVELOPMENT GROUND

I-70 & 110th, 10814 Riverview Ave, Edwardsville, KS

10814 Riverview Avenue Edwardsville, KS 66111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	264	11,997	62,346
2030 Projected Population	269	13,584	64,148
2020 Census Population	335	11,812	62,621
2010 Census Population	246	8,174	53,839
Projected Annual Growth 2025 to 2030	0.4%	2.6%	0.6%
Historical Annual Growth 2010 to 2025	0.5%	3.1%	1.1%
2025 Median Age	37.1	36.6	36.1
Households			
2025 Estimated Households	104	4,947	23,440
2030 Projected Households	109	5,752	24,608
2020 Census Households	125	4,350	23,084
2010 Census Households	93	3,079	20,047
Projected Annual Growth 2025 to 2030	1.0%	3.3%	1.0%
Historical Annual Growth 2010 to 2025	0.8%	4.0%	1.1%
Race and Ethnicity			
2025 Estimated White	64.3%	59.0%	59.5%
2025 Estimated Black or African American	13.9%	17.3%	18.1%
2025 Estimated Asian or Pacific Islander	3.3%	4.9%	6.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%
2025 Estimated Other Races	17.9%	18.1%	15.7%
2025 Estimated Hispanic	23.1%	23.4%	20.5%
Income			
2025 Estimated Average Household Income	\$124,433	\$111,421	\$109,326
2025 Estimated Median Household Income	\$96,906	\$94,362	\$92,658
2025 Estimated Per Capita Income	\$48,985	\$46,095	\$41,220
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.9%	3.4%	3.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	3.8%	5.7%
2025 Estimated High School Graduate	26.0%	25.4%	25.6%
2025 Estimated Some College	23.3%	23.1%	20.8%
2025 Estimated Associates Degree Only	10.1%	11.7%	10.1%
2025 Estimated Bachelors Degree Only	17.0%	18.5%	20.6%
2025 Estimated Graduate Degree	12.0%	14.1%	13.3%
Business			
2025 Estimated Total Businesses	10	525	1,525
2025 Estimated Total Employees	135	6,669	21,410
2025 Estimated Employee Population per Business	14.1	12.7	14.0
2025 Estimated Residential Population per Business	27.7	22.9	40.9

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